

\$460,000 - 106 Marion Place, Sherwood Park

MLS® #E4460378

\$460,000

3 Bedroom, 2.00 Bathroom, 972 sqft

Single Family on 0.00 Acres

Mills Haven, Sherwood Park, AB

Tucked away on a quiet cul-de-sac in Mills Haven and surrounded by mature trees, this three-level split feels like home the moment you arrive. Set on an expansive 10,701 sq ft pie-shaped lot, it offers a fenced backyard thatâ€™s perfect for kids, pets, gardens, and evenings around the fire. The front of the home faces south, while the north-facing backyard provides shade on hot summer days and plenty of space to enjoy year-round. Inside, the main floor has a bright and welcoming living room that flows into an updated kitchen with white cabinetry and stainless steel appliances. Upstairs youâ€™ll find two comfortable bedrooms and a beautifully renovated 4-pc bath, while the lower level offers a third bedroom and another brand new 4-pc bathroom. Extras include central A/C and an oversized 23x25 heated double garage & 220V power . Walking distance to parks and schools, with quick access to shopping, groceries, Baseline Road, transit, and more.

Built in 1971

Essential Information

MLS® # E4460378

Price \$460,000

Lease Rate \$994



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

Community Information

Address	106 Marion Place
Area	Sherwood Park
Subdivision	Mills Haven
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 0M4

Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Fire Pit, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Double Garage Detached, Heated, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 2nd, 2025

Days on Market 6

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 8th, 2025 at 7:32am MDT